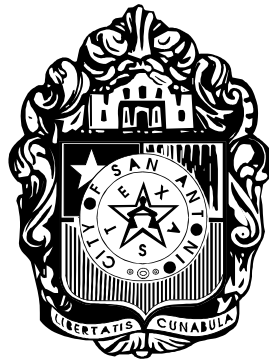


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**CITY OF SAN ANTONIO, TEXAS
Neighborhood Action Department**



**Meadow Way
Tax Increment Reinvestment Zone Twenty-three
Preliminary Reinvestment Zone Financing Plan
FY 2005 Annual Report**

**Participation Levels of City (90%), and Bexar County
(50% of Operation and Maintenance portion of tax rate)**

December 31, 2005

Meadow Way Subdivision

Tax Increment Reinvestment Zone – Plan of Finance

Introduction

The proposed Meadow Way Tax Increment Reinvestment Zone is located in the northwest section of the City of San Antonio, north of Marbach Road, east of Meadow Way Drive, south of John Jay High School and west of Meadow Village subdivision. The development is in the Northside Independent School District and encompasses approximately 13.688 acres. The 2004 base value is \$286,200, which projects captured tax incremental value is \$9,297,520 net of exemptions. The project includes the construction of 90 single-family homes with an average sales price of \$95,000. The total public infrastructure capital cost is estimated at \$801,398. The Developer is Bigfish Up Two L.P. who has experience in the development and construction of such projects. Performance and payment bonds will be provided in connection with public infrastructure improvements associated with the project. The life of the Tax Increment Reinvestment Zone (TIRZ) is projected to be 19.80 years with the TIRZ being in existence through fiscal year 2024.

Public Infrastructure

The public infrastructure improvements and related capital costs include streets, approaches, drainage, sewer, water, street lights, park fee, drainage fees, platting fees, zoning fees, electricity, purchase drainage easement, engineering-surveying expenses, geotechnical, contingency, construction management and formation fees. The capital cost is estimated at \$801,398.

Plan of Finance

The 2004 base value of the TIRZ is \$286,200. Construction of 90 single family homes will be taxed to produce a combined TIF revenue specified on Page 7 of the Plan of Finance to pay for the capital costs. The public and private improvements commence in tax year 2005 with collections commencing in tax year 2006 (fiscal year 2007). Captured values grow from \$2,362,520 in tax year 2005 to \$9,297,520 in tax year 2023 net of exemptions.

The taxing jurisdictions and tax rate per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.520686 and Bexar County at \$0.143704. This produces annual revenues of \$15,304 in fiscal year 2006, to \$60,228 in fiscal year 2007 through fiscal year 2024. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the Developer and reimbursed over time from revenues produced by the TIRZ. In addition to the capital costs, other costs to be reimbursed from TIRZ revenues include the City's Financial Advisor and certain City of San Antonio and/or Administrator fees. Revenues derived

from the TIRZ will be used to pay costs in the following order of priority of payment: (i.) to the payment of eligible costs incurred by the Governmental Entities Participating in the TIRZ; (ii.) to all other ongoing administrative fees pertaining to the City; and (iii.) to the Developer, on an annual basis, as TIRZ revenues are available for such reimbursements.

The proposed Developer's capital cost for public infrastructure improvements is \$801,398. Revenues from the TIRZ are used to reimburse this amount plus financing costs if any on the unpaid balance at a rate of 4.54%. It is projected that the Developer would not receive any payments until fiscal year 2006. The earliest projected payoff of the capital cost would occur in fiscal year 2024 and includes an estimated Developer contribution of \$350,758.

The TIRZ collections for this project shall not extend beyond September 30, 2024 and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

TABLE – TIRZ Contributions		
Participating Taxing Entities	Maximum Dollar Contribution	Max. Length of Contribution
City of San Antonio	\$ 1,136,504	September 30, 2024
Bexar County	\$ 313,662	September 30, 2024
Maximum Reimbursable Amt.	\$ 1,450,166	

Limited Obligation of the City or Participating Governmental Entities

The City and Participating Governmental Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable and capital costs incurred by the Developer have not been fully paid. The TIRZ collections for this project shall not extend beyond September 30, 2024, and may be terminated prior to September 30, 2024, upon payment of public improvements capital costs incurred by the Developer totaling \$801,398 or for the failure of the Developer to perform. The City may elect to terminate a TIRZ if 50% of the housing and/or commercial construction projected for years 1, 2, and 3 from date the TIRZ is created is not complete. Only housing and/or commercial components count towards completion of the construction schedule, infrastructure construction does not. Furthermore, any default of the terms contained in the Interlocal and/or Development Agreements that is not cured within the timeframe contained in the Interlocal and/or Development Agreements may also result in Zone Termination.

Any costs incurred by the Developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Governmental Entities. The public improvement infrastructure costs incurred by the Developer shall be paid solely from the TIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, the Participating Governmental Entities, any political corporation, subdivision, or agency of the State.

Developer's Risk

All financing, developmental costs, construction costs, improvements, damages, or other costs incurred with respect to this project are at the sole risk of the Developer. Neither the City nor any Participating Governmental Entity shall incur any risk whatsoever associated with the development, construction, completion or failure of the project. In the event that the project fails, is abandoned by the Developer or for any reason is not completed, the City shall have the right to terminate the TIRZ and any funds remaining in the TIRZ account shall be distributed to the City and Participating Governmental Entities on a pro rata basis in accordance with each entity's participation level.

Compliance

The Developer shall comply with all federal, state and local laws, rules and regulations including the 2004 TIF Guidelines.

Reporting

The Developer shall submit a project status report and financial report on a quarterly basis (January 15th, April 15th, July 15th and October 15th) to the City.

Inspection

The City, Participating Governmental Entities, or Administrator shall have the right to inspect the project site or sites and the premises of the Developer without notice.

City of San Antonio
Meadow Way - TIF Reinvestment Zone
Summary Fact Sheet
December 16, 2004

Agenda: Preliminary Finance Plan

Plan of Finance:	Site Area	13.688	Acres
	Single Family Development	13.688	Acres

Base Value (2004) In City	\$	286,200
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*Average Single Family Home Price Per Home	\$	95,000
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Project Year:			
Single Family Development	2004	17	Single Family Homes
	2005	73	Single Family Homes
Total		<u>90</u>	

Experience of Housing Developer
Bigfish Up Two, L.P.
San Antonio, Texas

Business Entity is 100% owned by Turner Bowman. Bigfish Development has purchased and developed parcels of land and sells lots to homebuilders in the affordable housing market. Presently developing Ridge Stone , a 245 lot subdivision on the southwest side of San Antonio.

Macina, Bose, Copeland & Associates, Inc. are the architect/engineers.

Performance Bonds: See Development Agreement

Payment Bonds: See Development Agreement

Assumptions:	Captured Value	\$	9,297,520	
	Assessed Value Growth Factor		0.00%	
	Collection Rate		97.50%	
	Estimated Total TIF Revenues	\$	1,099,408	
	Estimated TIF Life (12/16/2004 to 9/30/2024)		19.80	Years

*Average single family home price provided by the developer

Meadow Way - Tax Increment Reinvestment Zone

Sources and Uses

Sources of Funds

TIF Revenues	\$ 1,099,408
Developer Contribution	\$ 350,758
Total Sources of Funds	\$ 1,450,166

Uses of Funds

	Phase I 2004	Phase II 2005	Total Infrastructure Improvements
Begin Construction			
Single Family	17	73	90
Public Improvements			
Hard Cost			
Streets & Approaches	\$ 231,162	\$ -	\$ 231,162
Drainage	\$ 91,613	\$ -	\$ 91,613
Sewer	\$ 124,168	\$ -	\$ 124,168
Water	\$ 102,693	\$ -	\$ 102,693
Street Lights	\$ 17,500	\$ -	\$ 17,500
Park Fee	\$ 8,977	\$ -	\$ 8,977
Drainage Fees	\$ 13,000	\$ -	\$ 13,000
Platting/Zoning Fees	\$ 9,089	\$ -	\$ 9,089
Electricity	\$ 16,917	\$ -	\$ 16,917
Purchase Drainage Easement	\$ 16,000	\$ -	\$ 16,000
Hard Cost Total	\$ 631,119	\$ -	\$ 631,119
Soft Cost			
Engineering-Surveying	\$ 52,000	\$ -	\$ 52,000
Geotechnical	\$ 4,714	\$ -	\$ 4,714
Contingency	\$ 23,362	\$ -	\$ 23,362
Construction Management	\$ 29,203	\$ -	\$ 29,203
Formation Expenses	\$ 61,000	\$ -	\$ 61,000
Soft Cost Total	\$ 170,279	\$ -	\$ 170,279
Total Public Improvements	\$ 801,398	\$ -	\$ 801,398
Grand Total	\$ 801,398	\$ -	\$ 801,398
Total Infrastructure	\$ 801,398		
Financing Cost @ 4.54%	\$ 288,768		
Total Payments to Meadow Way	\$ 1,090,166		
Total Admin. Expenses	\$ 360,000		
Grand Total	\$ 1,450,166		
Project Financing Surplus (Shortage)	\$ -		

Meadow Way - TIF Reinvestment Zone

Projected Tax Increment Revenue

Tax Year	Tax Increment Zone				City of San Antonio			Bexar County			Combined TIF Collections	Fiscal Year Ending
	Beginning Assessed Value	Annual Value of New Development	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution*	Tax Increments		
2004	286,200	-	286,200	-	-	0.520686	-	-	0.143704	-	-	2005
2005	286,200	2,362,520	2,648,720	2,362,520	2,362,520	0.520686	11,994	2,362,520	0.143704	3,310	15,304	2006
2006	2,648,720	6,935,000	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2007
2007	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2008
2008	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2009
2009	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2010
2010	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2011
2011	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2012
2012	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2013
2013	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2014
2014	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2015
2015	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2016
2016	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2017
2017	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2018
2018	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2019
2019	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2020
2020	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2021
2021	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2022
2022	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2023
2023	9,583,720	-	9,583,720	9,297,520	9,297,520	0.520686	47,201	9,297,520	0.143704	13,027	60,228	2024
\$ 9,297,520					\$ 861,612			\$ 237,796			<u>\$ 1,099,408</u>	
Existing Annual Value Growth Factors					Participation Level			Participation Level *				
Years 2001-2002				0.00%	Tax Rate Growth Factor			Tax Rate Growth Factor				
Thereafter				0.00%	Tax Rate Collection Factor			Tax Rate Collection Factor				
Combined Compound Growth Rate												

Notes:

* Bexar County is participating at 50% of their Operation and Maintenance tax rate not the total tax rate

Meadow Way - TIF Reinvestment Zone
Reimbursement for Public Improvements

	Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Expenses for Pub. Imp. Infrastructure	Admin. Exp.*	Interest on Deficit	TIF Fund Balance
1-Sep-03	2003	-	-	-	-	-	-
1-Sep-04	2004	-	-	-	-	-	-
1-Sep-05	2005	-	-	-	75,000	-	(75,000)
1-Sep-06	2006	15,304	15,304	20,385	15,000	(3,405)	(98,486)
1-Sep-07	2007	60,228	75,532	39,385	15,000	(4,471)	(97,113)
1-Sep-08	2008	60,228	135,760	38,522	15,000	(4,409)	(94,816)
1-Sep-09	2009	60,228	195,988	38,659	15,000	(4,305)	(92,552)
1-Sep-10	2010	60,228	256,216	37,751	15,000	(4,202)	(89,278)
1-Sep-11	2011	60,228	316,444	37,843	15,000	(4,053)	(85,946)
1-Sep-12	2012	60,228	376,672	37,890	15,000	(3,902)	(82,510)
1-Sep-13	2013	60,228	436,900	37,891	15,000	(3,746)	(78,919)
1-Sep-14	2014	60,228	497,128	36,847	15,000	(3,583)	(74,121)
1-Sep-15	2015	60,228	557,356	36,803	15,000	(3,365)	(69,061)
1-Sep-16	2016	60,228	617,584	36,713	15,000	(3,135)	(63,682)
1-Sep-17	2017	60,228	677,812	36,578	15,000	(2,891)	(57,923)
1-Sep-18	2018	60,228	738,040	36,398	15,000	(2,630)	(51,723)
1-Sep-19	2019	60,228	798,268	36,172	15,000	(2,348)	(45,015)
1-Sep-20	2020	60,228	858,496	35,901	15,000	(2,044)	(37,732)
1-Sep-21	2021	60,228	918,724	34,584	15,000	(1,713)	(28,801)
1-Sep-22	2022	60,228	978,952	34,268	15,000	(1,308)	(19,148)
1-Sep-23	2023	60,228	1,039,180	33,906	15,000	(869)	(8,695)
1-Sep-24	2024	60,228	1,099,408	34,498	15,000	(395)	1,640
		\$ 1,099,408		\$ 680,994	\$ 360,000	\$ (56,774)	

* Annual Administrative Expenses from FY 2006- FY 2024 includes a \$2,000 annual administrative expense for Bexar County

**Meadow Way - TIF Reinvestment Zone Combined
Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	0.578540	90%	0.520686	78.37%	\$ 861,612	\$ 1,136,504
Bexar County	0.287407	50%	0.143704	21.63%	\$ 237,796	\$ 313,662
Total	0.865947		0.664390	100.00%	\$ 1,099,408	\$ 1,450,166

Meadow Way - TIF Reinvestment Zone **Projected New Value of Tax Increment**

Tax Year	Phase I 2005	Phase II 2006	2007	Total	Cumulative Total	Fiscal Year
2001				\$ -	\$ -	2002
2002				\$ -	\$ -	2003
2003				\$ -	\$ -	2004
2004				\$ -	\$ -	2005
2005	\$ 2,362,520			\$ 2,362,520	\$ 2,362,520	2006
2006		\$ 6,935,000		\$ 6,935,000	\$ 9,297,520	2007
2007				\$ -	\$ 9,297,520	2008
2008				\$ -	\$ 9,297,520	2009
2009				\$ -	\$ 9,297,520	2010
2010				\$ -	\$ 9,297,520	2011
2011				\$ -	\$ 9,297,520	2012
2012				\$ -	\$ 9,297,520	2013
2013				\$ -	\$ 9,297,520	2014
2014				\$ -	\$ 9,297,520	2015
2015				\$ -	\$ 9,297,520	2016
2016				\$ -	\$ 9,297,520	2017
2017				\$ -	\$ 9,297,520	2018
2018				\$ -	\$ 9,297,520	2019
2019				\$ -	\$ 9,297,520	2020
2020				\$ -	\$ 9,297,520	2021
2021				\$ -	\$ 9,297,520	2022
2022				\$ -	\$ 9,297,520	2023
2023				\$ -	\$ 9,297,520	2024
	<u>\$ 2,362,520</u>	<u>\$ 6,935,000</u>	<u>\$ -</u>	<u>\$ 9,297,520</u>		
				\$	-	Commercial New Value
				\$	9,297,520	Residential New Value
				\$	-	Multi Family New Value
				\$	9,297,520	Total New Value

Meadow Way - TIF Reinvestment Zone

**Projected Uses of Tax Increment
Construction Completed Cost**

Tax Year	Phase I 2004	Phase II 2005	2006	Total
2003				\$ -
2004	\$ 801,398	\$ -		\$ 801,398
2005				\$ -
2006				\$ -
2007				\$ -
2008				\$ -
2009				\$ -
2010				\$ -
2011				\$ -
2012				\$ -
2013				\$ -
2014				\$ -
2015				\$ -
2016				\$ -
2017				\$ -
2018				\$ -
2019				\$ -
2020				\$ -
2021				\$ -
2022				\$ -
2023				\$ -
	<u>\$ 801,398</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 801,398</u>

Meadow Way - TIF Reinvestment Zone

Projected Tax Increment Revenue

Principal and Interest Requirements

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
03/01/05	-		-	-	
09/01/05	-	4.54%	-	-	-
03/01/06	-		10,192	10,192	
09/01/06	-	4.54%	10,192	10,192	20,385
03/01/07	-		10,192	10,192	
09/01/07	19,000	4.54%	10,192	29,192	39,385
03/01/08	-		9,761	9,761	
09/01/08	19,000	4.54%	9,761	28,761	38,522
03/01/09	-		9,330	9,330	
09/01/09	20,000	4.54%	9,330	29,330	38,659
03/01/10	-		8,876	8,876	
09/01/10	20,000	4.54%	8,876	28,876	37,751
03/01/11	-		8,422	8,422	
09/01/11	21,000	4.54%	8,422	29,422	37,843
03/01/12	-		7,945	7,945	
09/01/12	22,000	4.54%	7,945	29,945	37,890
03/01/13	-		7,446	7,446	
09/01/13	23,000	4.54%	7,446	30,446	37,891
03/01/14	-		6,924	6,924	
09/01/14	23,000	4.54%	6,924	29,924	36,847
03/01/15	-		6,401	6,401	
09/01/15	24,000	4.54%	6,401	30,401	36,803
03/01/16	-		5,857	5,857	
09/01/16	25,000	4.54%	5,857	30,857	36,713
03/01/17	-		5,289	5,289	
09/01/17	26,000	4.54%	5,289	31,289	36,578
03/01/18	-		4,699	4,699	
09/01/18	27,000	4.54%	4,699	31,699	36,398
03/01/19	-		4,086	4,086	
09/01/19	28,000	4.54%	4,086	32,086	36,172
03/01/20	-		3,450	3,450	
09/01/20	29,000	4.54%	3,450	32,450	35,901
03/01/21	-		2,792	2,792	
09/01/21	29,000	4.54%	2,792	31,792	34,584
03/01/22	-		2,134	2,134	
09/01/22	30,000	4.54%	2,134	32,134	34,268
03/01/23	-		1,453	1,453	
09/01/23	31,000	4.54%	1,453	32,453	33,906
03/01/24	-		749	749	
09/01/24	33,000	4.54%	749	33,749	34,498
<u>\$ 449,000</u>			<u>\$ 231,994</u>	<u>\$ 680,994</u>	<u>\$ 680,994</u>